

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a number of amendments to Ordinance No. 348, as described below:

**Change of Zone No. 1900012 – Intent to Adopt a Negative Declaration** – CEQ180084 – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Change of Zone No. 1900012 proposes an amendment to Ordinance No. 348 (Land Use Ordinance) in accordance with State law and the Riverside County General Plan’s Housing Element. The amendment to the Land Use Ordinance (ordinance) would: (1) add a new article to address Single-Room Occupancy units (“SROs”); (2) add a new article to address Tiny Homes and Container Housing; (3) add sections that address Supportive and Transitional Housing, Density Bonus, and Employee Housing; (4) modify existing articles and sections that include the R-3 Zone (General Residential), the R-6 Zone (Residential Incentive), the R-7 Zone (Highest Density Residential), the MU Zone (Mixed Use), and Family Day Care Homes; (5) add new definitions that include “Supportive Housing,” “Transitional Housing,” and “Employee Housing;” and (6) make global changes for consistency of the ordinance. No new development is being proposed.

TIME OF HEARING:	<b>9:00 a.m. or as soon as possible thereafter</b>
DATE OF HEARING:	<b>DECEMBER 16, 2020</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding these ordinance amendments please contact Project Planner Peter Hersh at (951) 955-8514 or email at [phersh@rivco.org](mailto:phersh@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above ordinance amendments will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed ordinance amendments and the proposed negative declaration, at the public hearing. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed ordinance amendments may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed ordinance amendments. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If the proposed ordinance amendments are challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed ordinance amendments.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Peter Hersh  
P.O. Box 1409, Riverside, CA 92502-1409